

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

PROPOSAL

STATE PROJECT NO. 450-18-0087 (PART 3) (November 18, 2004)
SALE OF LAND AND BUILDINGS
ST. TAMMANY PARISH

NOTICE

SALE OF STATE-OWNED LAND AND BUILDINGS

Sealed bids for the sale of State-owned land will be received by the Louisiana Department of Transportation and Development, Real Estate Section, 8545 United Plaza Blvd., Suite 300, Baton Rouge, Louisiana 70809 until 4:15 P.M. on Wednesday, November 17, 2004, after which bids will be received in the Louisiana Department of Transportation and Development Auditorium, 1201 Capitol Access Road, Baton Rouge, Louisiana, from 9:00 A.M. until 10:00 A.M. on Thursday, November 18, 2004, at which time and place bids will be publicly opened and read. No bids will be received after 10:00 A.M.

STATE PROJECT NO. 450-18-0087 (PART 3) (November 18, 2004)
F.A.P. NO. NH-5200 (510)
INTERCHANGE @ US 190 BUSINESS
ROUTE I-10
ST. TAMMANY PARISH

A certain tract of land, containing approximately 1,042.5 s.f. together with an 80 x 16, 3 bedrooms, 2 baths, mobile home and other improvements thereon located at 2535 10th Street, Slidell, La. 70461.

MINIMUM BID - \$39,152.00

DISTRICT PROPERTY MANAGER: Mr. Don L. Bernard, 685 N. Morrison Blvd., Hammond, LA 70401, (985) 375-0250.

Bids must be submitted on forms provided by the Department. Bid forms may be obtained upon request from Suite 379, 8545 United Plaza Blvd., Baton Rouge, Louisiana 70809, Phone 225-237-1241. Bid forms may also be downloaded from the Department's Real Estate web site, http://www.dotd.state.la.us/highways/project_devel/realestate/realestate.asp. Written requests for bid forms should be sent to Louisiana Department of Transportation and Development, Real Estate Section, 8545 United Plaza Blvd., Suite 300, Baton Rouge, Louisiana 70809. Bids should be mailed to 8545 United Plaza Blvd., Suite 300, Baton Rouge, Louisiana 70809.

Complete description and further information concerning these items can be obtained by contacting the District Property Manager or his authorized representative.

The Department reserves the right to reject any and all bids and waive informalities.

SECRETARY, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

INSTRUCTIONS TO BIDDERS
SALE OF LAND AND BUILDINGS

SUBMITTAL OF BIDS: Bidders have the option of bidding on any or all items. Bidders electing to bid on more than one item shall make a separate cash offer for each item on which he/she elects to bid. Bids must be submitted on the form provided herein and the bidder's cash offer for the items on which he/she elects to bid shall be written in ink. The proposal must be signed in ink. The proposal, together with the proposal guaranty and any other information called for in the proposal, shall be submitted in a sealed envelope so marked as to indicate its contents without being opened. This envelope shall be placed in another which shall be sealed, addressed and delivered to the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana, before the time specified for opening bids. Bids received after the time specified will be returned to the bidder unopened.

PROPOSAL GUARANTY: Each bid must be accompanied by a proposal guaranty in an amount not less than 20 percent (20%) of the total amount of the correct summation of all items on which bids are submitted. The proposal guaranty shall be either a certified check, official check, cashier's check, postal money order or bank money order. All such checks shall be made payable to the Louisiana Department of Transportation and Development.

All proposal guaranties, except those of the successful bidder, will be returned to bidders within ten (10) days after opening of bids. Proposal guaranties of the successful bidders will be applied by the Department toward discharge of the obligation of the successful bidders under the terms of this proposal.

If the bidder to whom award of sale is made fails to execute an act of sale within the time hereinafter stipulated, or within such extension of times as the Department may grant, the proposal guaranty accompanying his bid shall become the property of the Department, except where the amount of the proposal guaranty is in excess of 20 percent (20%) of the amount bid on the items awarded to him/her and for which he/she fails to execute an act of sale. In this event the amount forfeited to the Department shall be 20 percent (20%) of the amount bid on the items for which he/she fails to execute an act of sale.

REJECTION OF BIDS: Proposals submitted with incomplete bids, or additions not called for, or conditional or alternate bids not called for will be subject to rejection. The Department reserves the right to reject any and all bids and waive any informalities.

STATE PROJECT NO. 450-18-0087 (PART 3) (November 18, 2004)
SALE OF LAND AND BUILDINGS

CONDITIONS OF SALE

GENERAL: The following conditions shall govern all offers to buy and shall apply to the sale of the land listed in the "Bid Schedule" of this proposal, should any offer be accepted by the Department.

1. The award of sale, if awarded, will be made upon recommendation of the Real Estate Administrator to the highest responsible bidder on each item within ten (10) days after opening of bids. The award of any tie bids will be left to the discretion of the Department.
2. The act of sale for each item in the "Bid Schedule" will be prepared by the Department at no cost to the purchaser; however, the purchaser shall pay all recording fees, shall be liable for all taxes after the effective date of sale and shall accept title without a mortgage certificate. Purchaser acknowledges that the Act of Sale is made without any warranty whatsoever, even for the return of the purchase price. The purchaser shall also be responsible for any other cost incidental to sale.
3. The Department reserves the mineral rights on the land offered for sale.
4. This sale is subject to any outstanding liens, judgements, assessments or any other encumbrances which may exist against the property at the time of the sale.
5. This sale is subject to any existing utility easements on or across the property.

PAYMENT: After giving effect to the amount of the successful bidder's proposal guaranty on each item, as hereinbefore stipulated, any remaining balance shall immediately become due and payable to the Louisiana Department of Transportation and Development at the time of the execution of the act of sale. Failure to make full and immediate payment of such balance shall void the sale. The act of sale shall be executed within 10 days after successful bidder is presented with the Act of Sale by the Department for execution.

SALE OF LAND AND BUILDINGS

STATE PROJECT NO. 450-18-0087 (PART 3) (November 18, 2004)

BID SCHEDULE

SALE OF STATE-OWNED LAND AND BUILDINGS
LOCATED WITHIN ST. TAMMANY PARISH, LOUISIANA.

| PARCEL NO. | DESCRIPTION | LUMP SUM CASH OFFER |
|------------|--|------------------------|
| | A certain tract of land, containing approximately 1,042.5 s.f. together with an 80 x 16, 3 bedrooms, 2 baths, mobile home and other improvements thereon located at 2535 10 th Street, Slidell, La. 70461. | \$_____ |
| | MINIMUM BID - \$39,152.00 | |

PROPOSAL

STATE PROJECT NO. 450-18-0087 (PART 3) (November 18, 2004)

SALE OF STATE-OWNED LAND AND BUILDINGS IN ST. TAMMANY PARISH, LOUISIANA

To the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana

I (We) hereby offer to purchase for cash the State-owned land at the lump sum price offered for the parcel(s) in the "Bid Schedule" attached hereto.

The undersigned certifies that he/she has examined the land offered for sale and is satisfied as to the condition of same and has judged for himself/herself as to the conditions to be encountered in sale of said land.

The undersigned further certifies that he/she has familiarized himself/herself with the "Conditions of Sale" attached hereto and agrees to abide by said conditions.

BIDDER'S NAME _____
(Please Print)

STREET ADDRESS _____

P.O. BOX _____ TELEPHONE _____

CITY _____ STATE _____ ZIP _____

SIGNATURE OF BIDDER _____

DATE _____

The following information is required for incorporation into the deed for this property in the event you are the successful bidder.

SOCIAL SECURITY NO. _____

TAX ID NO. (If applicable) _____

MARITAL STATUS _____

NAME OF SPOUSE _____ SOCIAL SECURITY NO. _____